

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

The Hailey Planning and Zoning Commission considered the recommendation by the Administrator to exempt from design review an alteration of the exterior of an existing building, located at 4021 Glenbrook Drive within the Business zoning district. The Commission, having been presented with all information regarding the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

Standards of Evaluation

Articles IV and VIA of the Hailey Zoning Ordinance establish the criteria for applications for Zoning and Design Review. For each applicable standard (in bold print), the Commission makes the following Findings of Fact:

6A.3.f. The Administrator has the authority to recommend exemption of certain projects from the design review requirements, upon finding; the project is minor, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties. Examples include, but are not limited to minor deck additions, changes to siding materials, changes to an existing window or door, an addition of a window or door, and minor landscape changes. Such recommendation for exemption shall be drafted in the form of Findings of Fact and Conclusions of Law, subject to final decision by the Commission on its consent agenda prior to issuance of a building permit. Should the Commission deny the Administrator's recommendation or should the Administrator determine that the proposal does not meet all of the above evaluation criteria, the project shall be subject to the provisions of this chapter prior to issuance of a building permit.

The Administrator reviewed a request submitted by Deane Johnson for an alteration of the exterior of an existing building, located on Lot 38, Block 42, Woodside Subdivision No. 10 (4021 Glenbrook Drive), within the Business zoning district. The proposed alterations consist of removing one (1) large glass panel and one (1) glass double door and replacing them with two solid insulated metal panels. In addition, an existing large glass panel, which is contiguous to the existing glass double door, would be removed and replaced with a new single door and a new smaller window on the north side of the east elevation, adjacent to Glenbrook Drive. On the east side of the north elevation, adjacent to Woodside Boulevard, one (1) large panel of glass would be removed between two existing panels of glass and would be replaced with a solid insulated metal panel, to accommodate a future interior fireplace. The solid metal panels would be painted green to match the existing window trim.

The Administrator finds the proposed alterations constitute a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties because the changes to the windows do not significantly affect project design, appearance or function. In addition, the design change located on the north elevation will likely be unnoticeable from Woodside Boulevard, due to a metal fence and large evergreen trees screening the area.

The Administrator reviewed the Commission's Findings of Fact and Conditions of Approval regarding the original design review approval. The proposed alteration does not conflict with any prior approvals or requirements.

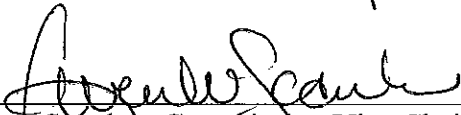
The Administrator recommends exemption from the design review requirements for this project, Deane Johnson Building door and window alterations, submitted and dated, September 12, 2008.

CONCLUSIONS OF LAW AND DECISION

Based upon the above Findings of Fact, the Commission makes the following Conclusions of Law and Decision:

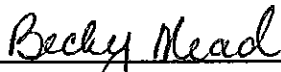
1. The proposed alteration constitutes a minor project, will not conflict with the design review standards of this Chapter and will not adversely impact any adjacent properties.
2. The alterations are approved and documented in the project file.
3. This approval exempts this project from the design review requirements and standards of Article VIA.

DATED this 6 day of OCTOBER, 2008.



Owen Scanlon, Commission Vice Chair
Hailey Planning and Zoning Commission

ATTEST:



BECKY MEAD, DEPUTY CLERK

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 7th day of October, 2008, I served a true and correct filed copy of the within and foregoing document upon the parties named below, in the manner noted:

<input checked="" type="checkbox"/>	U.S. Mail	Deane Johnson
<input type="checkbox"/>	Via Electronic Mail	P.O. Box 609
<input type="checkbox"/>	Via Facsimile	Hailey, ID 83333
<input type="checkbox"/>	Hand Delivered	

<input checked="" type="checkbox"/>	U.S. Mail	Gary Norbom
<input type="checkbox"/>	Via Electronic Mail	110 Tendoy
<input type="checkbox"/>	Via Facsimile	Bellevue, ID 83313
<input type="checkbox"/>	Hand Delivered	

CITY OF HAILEY

By Becky Mead
Becky Mead, Administrative Assistant